Karen Johnson Davidson County
Batch# 909150 DEEDQC
08/29/2022 09:04:15 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220829-0096921

This Instrument Prepared By:
James C. Bradshaw III
Wyatt, Tarrant & Combs, LLP
333 Commerce Street, Suite 1050
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos:
Tammy Jean Leslie Kirkman 5215 Little Marrowbone Road Ashland City, Tennessee 37015	Same	Map 036-00-0 Parcel 009.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **Howard Ray Leslie** and wife, **Sammie Lee Goodman** (referred hereinafter collectively as "Grantors"), hereby grant and convey to **Sammie Lee Goodman** and **Tammy Jean Leslie Kirkman** (referred hereinafter collectively as "Grantees"), as joint tenants with rights of survivorship, all of Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee (the "Property"), as further described as follows:

TRACT NO. 1

Located in the 14th District of said County, beginning at a point in the center of the New Little Marrowbone Road at the intersection of said road with the old Little Marrowbone Road in G. D. Leslie's line; thence with the center of said new road, southeasterly about 117 yards to a point in the center of said new road at the intersection of said old road and in said G. D. Leslie's line; thence with said Leslie's line and with said old road and its meanders northerly and westerly about 139 yards to the beginning containing by estimation 3/4 of an acre, more or less.

And being part of the same land conveyed to G. D. Leslie and wife, Lillie M. Leslie by deed from Marvin Conner and wife, Annie Lu Conner, of record in Deed Book 2275, page 27, Register's Office of Davidson County, Tennessee, and being all that portion of said land lying between the old Little Marrowbone Creek Road and the New Little Marrowbone Creek Road. The said G. D. Leslie having since died.

TRACT NO. 2

Land in Davidson County, Tennessee, being three tracts of land on Marrowbone Creek in the 13th formerly the 25th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made July 24, 1933 by John Wilkes, Civil Engineer, as follows:

Beginning at a point in the center of the highway, the northeast corner of this tract; thence leaving said Highway, North 88 degrees West 1145 feet to a hickory stump; the northwest corner of this tract; thence South 2 1/2 degrees West 363 feet to three beeches; thence South 20 degrees West 125 feet to a red oak; thence South 2 1/2 degrees West 495 feet to a big beech and spring; thence South 59 degrees East 264 feet to a point in the center of the highway; thence with the center of the same as follows: North 67 degrees East 186' feet, North 50 degrees East 200 feet, North 38 degrees East 400 feet; North 36 degrees East 200 feet, North 21 degrees East 200 feet, North 9 degrees West 80 feet; North 47 degrees East 100 feet, South 79 degrees East 100 feet, North 41 degrees East 100 feet to the point of beginning containing 18.7 acres.

Being the same property conveyed to Howard Ray Leslie and wife, Emma Jean Leslie, by deed from Lillie M. Leslie, a widow, of record in Book 4720, Page 753, Register's Office for Davidson County, Tennessee. Emma Jean Leslie having since died.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING TRACTS OF LAND WHICH ARE EXPRESSLY EXCLUDED PROM THIS CONVEYANCE:

Land in Davidson County, Tennessee, being a tract of land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made August 5th, 1968, by Parrish Engineers, Inc. as follow:

Beginning at a point in the center of Little Marrowbone Road, the northeast corner of this tract and also the northeast corner of the entire tract belonging to G. D. Leslie and wife, Lillie M. Leslie; thence leaving said highway north 88° west 426.20 feet to an iron stake by a Gum Tree; thence S 59° 04' E, 372.00 feet to the center line of Little Marrowbone Road; thence N 31° 14' E, 206.22 feet to the point of beginning containing 0.88 acres.

Being a portion of the same property conveyed to Howard Ray Leslie and wife, Emma Jean Leslie by deed from G. D. Leslie and wife, Lillie M. Leslie of record in Book 4686, page 928, of the Register's Office for Davidson County, Tennessee.

Land in the 13th District of Davidson County, Tennessee, beginning at a stake at or near a beech and spring, the S. W. corner of the tract; running thence S. 59° E. 264 feet to a stake or point in the center of Little Marrowbone Creek Road; thence with

the center of said road as follows: N. 67° E. 186 feet; N. 50° E. 200 feet; and N 38° E. 400 feet to a point in said road even with a fence leading up a hill; thence leaving the road and up a hill, N. 68° W. 820 feet to a stake in the west line or original tract of 18.7 acres; thence S. 2 1/2° W. 495 feet to the beginning, containing 9.7 acres, more or less.

And being a part of the same tract of land conveyed to James Leslie and wife, Elnora Leslie by deed from G. D. Leslie and wife, Lillie M. Leslie of record in Book 3284, page 586, Register's Office for Davidson county, Tennessee.

This is improved property known as 5036 Little Marrowbone Road, Ashland City, Tennessee 37015. The Property is conveyed subject to all limitations, matters that would be shown on a survey, restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions, and irrespective of whether such limitations, matters, restrictions and encumbrances are of record.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 25 day of August, 2022.

GRANTORS:

Howard Ray Leslie

Howard Ray Leslie

Sammie L. Leslie

Sammie Lee Goodman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Tammy Leslie Kirkman

Subscribed and sworn to before me, this 25 day of August, 2022.

PAMELA Y. GAMBEL
STATE OF TENNESSEE
NOTARY PUBLIC
COMMISSION EXPIRES 07/07/2025

Notary Public

My Commission Expires:

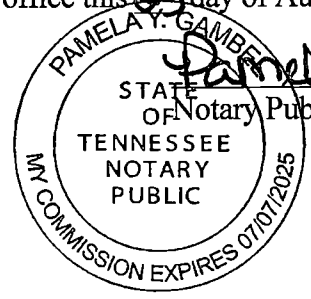
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*The preparer of this Quitclaim Deed has done so to facilitate a transfer from Grantors to Grantees without the benefit of title work. The preparer has not reviewed a survey or restrictive covenants, etc. for purposes of the conveyance.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Howard R Leslie a Notary Public in and for said State and County, Howard Ray Leslie, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25 day of August, 2022.



Pamela Y Gambel
Notary Public

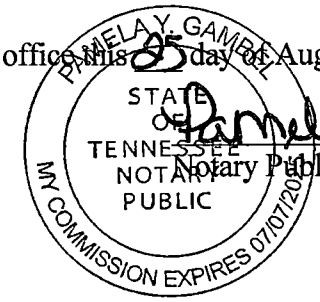
My Commission Expires:

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sammie L. Goodman a Notary Public in and for said State and County, Sammie Lee Goodman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25 day of August, 2022.



Pamela Y Gambel
Notary Public

My Commission Expires:

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